

**12 Westbluff Bay  
Rural Rocky View County, Alberta**
**MLS # A2154714**

**\$3,800,000**

<b>Division:</b>	West Bluff Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,063 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 3 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.38 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, No Neighbours Behind, Landscaped, Many Trees, Underground		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Open Floorplan, Pantry, Sauna, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

It is rare to see a home of this caliber come on the market, sold by the original owners. Experience the epitome of luxury living just six minutes from Calgary city limits. Nestled on a sprawling 2.38-acre lot, this custom-built bungalow offers unparalleled privacy, surrounded by lush trees that create a serene and secluded oasis. With over 6,100 square feet of developed space, this home provides ample room for comfortable living and entertaining. The main floor features a grand master bedroom, with a private balcony for your morning coffee, and a luxurious en suite including a steam shower and soaker tub, ensuring a spa-like experience at home. The gourmet kitchen is equipped with high-end appliances, perfect for the discerning chef, and the very large dining room with a gas fireplace creates a warm and inviting atmosphere for family gatherings and dinner parties. The fully finished basement boasts three additional bedrooms, ideal for family or guests. You will also find an additional powder room, four piece bathroom, and three piece bathroom with sauna. Outdoor amenities include your own private pond and a large swimming pool complete with a slide, offering endless opportunities for relaxation and fun. The property also offers a large detached garage/casita with bathroom. The heated seven-car garage ensures plenty of space for vehicles and storage, catering to all your practical needs. Modern upgrades such as new furnaces and high-end finishes are evident throughout the home, enhancing its luxurious feel. For those who love to entertain, the expansive games room with a wet bar and a relaxing sauna add to the home's appeal. There is also a covered car port, for your guests at the end of the gated driveway. This luxurious bungalow offers the perfect blend of tranquility and convenience, making it an ideal retreat for those seeking privacy without

sacrificing proximity to the vibrant city of Calgary. Don't miss the opportunity to own this exquisite property.